

**TOWN OF EATON  
PLANNING BOARD  
August 12, 2020**

The Planning Board held their regular meeting on Wednesday, August 12, 2020 via Zoom in accordance with Emergency Order #16 pursuant to Executive Order 2020-04. Present were Chairman Dennis Sullivan, Stanley Dudrick, Heather McKendry, Peter Klose and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:01 pm.

As Chair of the Planning Board, Dennis Sullivan found that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #16 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

There is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, Chairman Sullivan confirmed public access to the meeting via Zoom for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and participate in this meeting by clicking on the following website address <https://us02web.zoom.us/j/9569071146>.

Notice was given to the public of the necessary information for accessing the meeting. Instructions have also been provided on the Town website at [eatonnh.org](http://eatonnh.org). If anyone has a problem accessing the scheduled Planning Board meeting, please call 603-447-2840. In the event that the public is unable to access the meeting, the meeting will be adjourned and rescheduled.

Dennis Sullivan started the meeting by taking roll call attendance: Dennis Sullivan (no one else in the room), Stanley Dudrick (no one else in the room), Heather McKendry (no one else in the room), Peter Klose (no one else in the room) and Ed Reilly (no one else in the room). Dennis Sullivan noted that all votes taken during this meeting will be done by roll call vote.

**Review of Minutes**

The Board reviewed and amended the Minutes of July 8, 2020. ***Ed Reilly made a motion, seconded by Peter Klose, to accept the Minutes as amended. Motion unanimously carried by roll call vote.***

**Selectmen's Report**

Ed Reilly gave an update on the proposed road projects and noted that in order to bond the project, an annual audit would be required. Ed Reilly stated that the Board put out a Request for Proposal for audit services and the Board is currently reviewing the proposals.

Ed Reilly gave an update on Building Permits and explained that a property owner on Woodland Acres Road has requested a permit for a tent platform, hot tub and outhouse. Ed Reilly explained that the permit is still under review as there are items the property owner must take care of prior to issuance of a permit.

Ed Reilly stated that the Selectmen are working on a Town Land Use Ordinance and that it should be finalized and adopted at their next meeting. Ed Reilly explained that the private section of Crystal Lake Road has been upgraded and that final inspection and approvals should take place next month.

### **Conservation Commission Report**

Heather McKendry gave an update on the Commission's on-going projects and the upcoming timber sale.

Heather McKendry stated that the Commission questioned why the Steep Slope Ordinance did not immediately apply to properties on Conway Lake. Dennis Sullivan explained that NH Statute grandfathered lots against Town Ordinance adoptions for five years after Subdivision and Site Plan approvals. Heather McKendry questioned how to address this issue in the future. Dennis Sullivan noted that the Subdivision and Site Plan Regulations can be amended to adopt language regarding substantial completion of a project.

### **Administrative**

Dennis Sullivan gave an update on producing steep slope maps through Granitview and noted that for the October meeting, a map will be produced with the Town's tax map overlaid on the slope map. Dennis Sullivan stated that if the map is acceptable, the Zoning Ordinance can be amended for Town Meeting approval.

### **Master Plan/Regulations**

Peter Klose stated that Chapter 2 of the Master Plan should be reviewed by one or two people to put together suggested revisions for the Board's review. It was noted that Peter Klose and Stan Dudrick will work on the revisions for the next meeting.

Dennis Sullivan noted that the Goals which address ridgelines should be reviewed. Peter Klose suggested that a Goal be specific to ridgelines to specifically address the concerns and then objectives to address those concerns. The Board discussed the intent of a proposed Ridgeline Ordinance which is to protect view sheds, minimize impact of building in the view sheds and to limit building below the ridgeline for aesthetics. Peter Klose suggested sending out another survey to residents which focuses on ridgelines to get more specific input. Dennis Sullivan suggested drafting a questionnaire to go out with the November tax bills so that the Planning Board can begin work on an Ordinance during the winter.

Heather McKendry stated that she has been asked to raise the subject of rezoning Snowville and to revisit the minimum dwelling unit size to accommodate tiny houses. It was noted that these two items will be added to the Board's "To Do" list.

***Stan Dudrick made a motion, seconded by Ed Reilly, to adjourn the meeting. Motion carried by unanimous roll call vote.*** The meeting was adjourned at 7:10 pm.

Respectfully submitted,

*Lianne Boelzner*

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